

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Winchester Consortium**

State: **VA**

PJ's Total HOME Allocation Received: **\$1,526,113**

PJ's Size Grouping*: **C**

PJ Since (FY): **2008**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 18				
% of Funds Committed	82.85 %	94.21 %	17	95.51 %	5	3	
% of Funds Disbursed	76.23 %	88.15 %	16	87.58 %	9	7	
Leveraging Ratio for Rental Activities	0	3.92	17	4.86	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	0.00 %	90.79 %	18	82.17 %	100	0	
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	79.66 %	18	71.17 %	0	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	0.00 %	82.91 %	18	81.54 %	0	0	
% of 0-30% AMI Renters to All Renters***	0.00 %	46.53 %	17	45.68 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	0.00 %	98.90 %	18	96.19 %	0	0	
Overall Ranking:			In State:	18 / 18	Nationally:	1 1	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$0	\$19,981		\$27,510	0 Units	0.00 %	
Homebuyer Unit	\$25,906	\$20,337		\$15,239	25 Units	100.00 %	
Homeowner-Rehab Unit	\$0	\$21,214		\$20,932	0 Units	0.00 %	
TBRA Unit	\$0	\$4,330		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winchester Consortium VA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$0	\$156,737	\$0
\$83,344	\$108,893	\$30,488
\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 5.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	0.0	76.0	0.0	0.0
Black/African American:	0.0	16.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	4.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	20.0	0.0	0.0
2 Persons:	0.0	36.0	0.0	0.0
3 Persons:	0.0	28.0	0.0	0.0
4 Persons:	0.0	4.0	0.0	0.0
5 Persons:	0.0	8.0	0.0	0.0
6 Persons:	0.0	4.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	12.0	0.0	0.0
Elderly:	0.0	16.0	0.0	0.0
Related/Single Parent:	0.0	44.0	0.0	0.0
Related/Two Parent:	0.0	20.0	0.0	0.0
Other:	0.0	8.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winchester Consortium

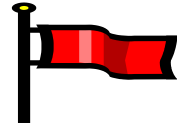
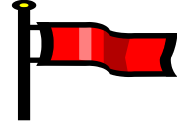
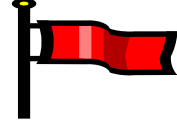
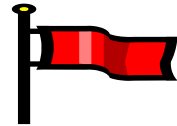
State: VA

Group Rank: 1
 (Percentile)

State Rank: 18 / 18 PJs

Overall Rank: 1
 (Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	0	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	0	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	0	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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